

PETITION FOR ZONING VARIANCE 84-48-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 15.1.1 to allow a recreational vehicle (motor home) to be stored in the front yard instead of the required side yard 8 ft. to the rear of a lateral projection of the front foundation line of the dwelling or rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

THE VEHICLE WOULD BE MORE VISIBLE TO MORE NEIGHBORS PARKED BEHIND OR ON THE SIDE OF THE HOUSE. IT WOULD ALSO BE NEARER TO LOT NO 11. MORE DAMAGE WOULD OCCUR TO THE GRASS AND THE MOTOR HOME IF PARKED ON THE GRASS RATHER THAN THE CEMENT DRIVEWAY.

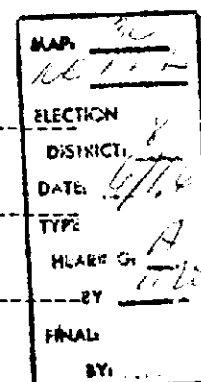
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

Legal Owner(s):
ANN HOWELL
(Type or Print Name)
Signature _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name _____
Address _____
Phone No. _____



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Shetland Hills Dr., 1,309' E of Charmuth Rd., 8th District : OF BALTIMORE COUNTY
ANN HOWELL, Petitioner : Case No. 84-48-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of July, 1983, a copy of the foregoing Order was mailed to Ann Howell, 201 Shetland Hills Drive, Lutherville, MD 21093, Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 28, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 258, 260, 261, 262, 263, 264, 265, 266, and 268. ZAC of June 14, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 258, 260, 261, 262, 263, 264, 265, 266, and 268.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/ccm

Ms. Ann Howell
201 Shetland Hills Drive
Lutherville, Md. 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 14th day of June, 1983

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Ann Howell
Petitioner's Attorney: _____
Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 4, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Ann Howell
201 Shetland Hills Drive
Lutherville, Maryland 21093

RE: Item No. 262 - Case No. 84-48-A
Petitioner - Ann Howell
Variance Petition

Dear Ms. Howell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

July 11, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #262 (1982-1983)
Property Owner: Ann Howell
S/S Shetland Hills Dr. 1309' E. Charmuth Rd.
Acres: 145/140 X 165.00/262.18
District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 262 (1982-1983).

Very truly yours,
Robert A. Merion
ROBERT A. MERION, P.E., Chief
Bureau of Public Services

RAM:EM:FW:SS
R-SW Key Sheet
47 NE 2 P.S. Sheet
NE 12 A Topo
61 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
To: Office of Planning & Zoning Date: July 22, 1983

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items, and does not anticipate any health hazards at this time.

- Item #251 - Henry P. & Louise H. Goetz
- Item #252 - Arthur J. & Carol L. Griffin, Jr.
- Item #253 - Marbury B. Fox, Jr.
- Item #256 - Elisa V. Landriel, et al
- Item #257 - Howard B. Fisher, et ux
- Item #258 - Shopping Center Associates
- Item #259 - S L C No. 3, Incorporated
- Item #260 - John B. & Norma G. King, Jr.
- Item #263 - Robert L. & Vivian Lynch
- Item #262 - Ann Howell
- Item #264 - Frances C. & Patty A. Principate

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

137/eth

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari
Zoning Department
Charles Burnham
FROM: Planning Review Chief
Zoning Advisory Committee
SUBJECT: Meeting of June 14, 1983

Date: June 21, 1983

Item #258 See Comments
Item #259 No Plans
Item #260 See Comments
Item #261 See Comments
Item #262 No Comments
Item #263 See Comments
Item #264 See Comments
Item #265 See Comments
Item #266 See Comments
Item #267 See Comments
Item #268 Standard Comments

djl

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duke, Superintendent
Towson, Maryland - 21204

Date: June 13, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 14, 1983

RE: Item No: 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no effect on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond,
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition #84-48-A
Ann Howell

Date: July 29, 1983

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:sf

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning



PAUL H. RENCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

September 15, 1983

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ann Howell

Location: S/S Shetland Hills Drive 1309' E. Charmuth Road

Item No.: 262 Zoning Agenda: Meeting of June 14, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *George M. Regan*
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/mb/cm

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: South side of Shetland Hills Drive, 1,309 ft. East of Charmuth Road

DATE & TIME: Wednesday, August 17, 1983 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a recreational vehicle (motor home) to be stored in the front yard instead of the required side yard 8 ft. to the rear of a lateral projection of the front foundation line of the dwelling or rear yard

The Zoning Regulation to be excepted as follows:
Section 415A.1 - location of recreational vehicle

All that parcel of land in the Eighth District of Baltimore County

Being the property of Ann Howell, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, August 17, 1983 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BEGINNING at a point on the south side of Shetland Hills Drive, approximately 1309 feet east of Charmuth Road, as recorded in the Land Records of Baltimore County in Plat Book G.L.B. No. 23, Folio 7, Section 2, Lot 12. Otherwise known as 201 Shetland Hills Drive, in the 8th Election District.

IN RE: PETITION ZONING VARIANCE :
S/S of Shetland Hills Drive, :
1,309' E of Charmuth Road - :
8th Election District :
Ann Howell, :
Petitioner :
Case No. 84-48-A :
ZONING COMMISSIONER :
OF BALTIMORE COUNTY :
Case No. 84-48-A :
Ann Howell, :
Petitioner :
Case No. 84-48-A :

FINDING OF FACTS AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a recreational vehicle to be parked in the front yard of the Petitioner's residence instead of parking it in the rear of said property or on the side at least eight feet to the rear of the lateral projection of the front foundation line of the residence.

Petitioner testified as did David Brown, a witness on her behalf. Protestants appeared and testified in opposition to the proposed variance.

Petitioner testified that her driveway, shared in part with her neighbor, Thomas Ogilvie, a Protestant, and which is more fully described in a site plan, introduced as Petitioner's Exhibit 1, and which branches off to lead to their respective homes, extends only to the beginning edge of her garage. The garage is attached to her residence. The driveway is concrete. The "RV" is owned by the Petitioner and is used often by her. It is parked on the concrete driveway, facing Shetland Hills Drive, with both sets of wheels on the driveway. The rear end of the "RV" extends approximately 12 feet past the driveway and over a grassy area, and extends up to an air conditioning unit which is parallel to the garage. The "RV" extends approximately three feet in front of the lateral projection of the front foundation line of the home.

There is room to maneuver the "RV" around the air conditioning unit but this requires the vehicle to have its rear wheels at least on grass.

which is a permitted use under the use provisions of the ordinance.

A landowner can establish a right to a variance by showing that the effect of the ordinance is to burden his property with an unreasonable hardship that is unique to his property. This can be accomplished by showing that the physical or topographical features of the property are such that the property cannot be used for a permitted purpose, or by showing that the property can be arranged for such use only at a prohibitive expense. See Anderson v. Bd of Appeals, Town of Chesapeake Beach, 22 Md App 28 (1974); Marlowe v. Zoning Hearing Bd of Haverford Township, Pa Cmwlth, 415 A 2d 946 (1980).

After due consideration of the testimony and evidence presented, it is clear to the Zoning Commissioner that there would be no practical difficulty or unreasonable hardship resulting to the Petitioner if the instant variance was not to be granted. It has been established that the requirement the Petitioner seeks relief from here would not unduly restrict the use of the land for the intended permitted purpose of parking a recreational vehicle, nor would it render conformance unnecessarily burdensome. The topography and space between the adjoining property line and the Petitioner's garage allow for compliance with only minimum disruption to her. The spirit of the ordinance will be observed and the public health, safety and general welfare secured if compliance required.

As indicated hereinbefore, the Protestants have drawn the Zoning Commissioner's attention to the possibility of more than one recreational vehicles being parked on the Petitioner's property, contrary to Section 415A.1. The Baltimore County Regulations define a recreational vehicle "...which is primarily designed for recreation, camping or travel use, which either has its own motive power or is towed on or drawn by another vehicle...." It is the finding and conclusion here that neither the 1977 Ford van, the racing car, nor the trailer are recreational

The Petitioner and her witness testified that in dry weather this would present no problem, but if wet and the ground soft, the weight of the "RV", approximately 16,000 lbs., would cause severe mud conditions and would cause severe disruption to the topography. Another problem, as described by Mr. Brown, confronted if this variance was not to be allowed would be the contour of the property as it exists from the beginning of the garage area to the rear of the property. The property slopes upward to the rear a 15° to 20° angle. Mr. Brown, a former partner in a construction business, and apparently quite knowledgeable in building driveways, testified that in his opinion it would require the removal of the slope, to a depth of approximately five feet, the expansion of the concrete driveway for approximately 14 feet from where it presently ends, and the erection of a retaining wall, all at an approximate cost of \$2,000, to allow the "RV" to be parked legally, that is pursuant to current zoning regulations.

In addition, the Petitioner agrees that there is 13 feet between the property boundary line with her neighbor, Mr. Ogilvie, and her garage. The air conditioning unit extends about 2½ feet from the garage. The "RV" is 33' x 8'. It is agreed by the Petitioner that if forced to move to the rear, around the air conditioning unit, there would exist at least 2½ feet between the boundary line and the "RV".

The Protestants argue that the variance should be denied and argue that it would not be a practical difficulty or unreasonable hardship for the Petitioner to comply with the zoning regulations. They argue that the "RV" is easily viewed from the street and from the homes in the area, and that its present placement causes depreciation of surrounding property values, although they present no expert testimony or evidence to support that conclusion. They also maintain that the present parking location for the "RV" causes disruption to the parking of other vehicles owned by the Petitioner and which leads to the Petitioner finding it necessary to park her vehicles on the public street. Primarily, they contend that the "RV", as it is presently located, prevents other vehicles from being maneuvered in the driveway.

vehicles within the definition as found in the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variance requested shall be denied.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of August, 1983, that the Petition for Variance to permit a recreational vehicle to be parked in the front yard of the Petitioner's residence instead of parking it in the rear of said property or on the side at least eight feet to the rear of the lateral projection of the front foundation line of said residence be and is hereby denied, from and after the date of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

The Petitioner argued that if the "RV" would be moved rearward it would be more visible to her neighbors, rather than less; it would be on higher ground due to the ascending slope (which would depend, of course, on the amount of fill removed to extend the driveway). She also claims that the retaining wall, if built, would in and of itself be unattractive. Thus, if forced to comply with the regulations, the mere compliance itself would cause diminution of property values.

The Protestants disagree, and very strongly dispute these contentions. In fact, they argue that if moved, the "RV" would be less visible, and the retaining wall acceptable.

The Protestants raise the additional argument that a window van, a 1977 Ford 3/4 ton, a racing car, and trailer, which is used to transport the racing car, are recreational vehicles. Therefore, they argue, the "RV" should not be allowed on the property at all.

The Petitioner seeks relief from Section 415A.1, Baltimore County Zoning Regulations (BCZR), pursuant to Section 307, BCZR.

After reviewing all of the testimony and evidence presented at Hearing, and visiting the site, it would appear that this case represents the classic instance of people who doth protest too much. To the Zoning Commissioner, it is clear that the Protestants' present a "hidden agenda"--anger and concern over the presence of the racing car on the Petitioner's property, and not over the presence of the "RV". However, if the Protestants thought they had masked their true intent, they were in error--the racing car did become the focal issue of the Hearing. The Zoning Commissioner is further convinced that the Petitioner is correct when she states that in her opinion the "RV" would be even more visible, or at the very least equally visible, if moved rearward. Notwithstanding these convictions, the Zoning Commissioner is bound to enforce the zoning ordinances.

There is, of course, a strong presumption of the correctness of original zoning and of comprehensive zoning. See Howard County v. Dorsey, 438 A 2d 1339 (1982). There is a presumption of validity that the Zoning Commissioner must accept. See Johnson and Wales College v. DiPietre, R.I., 448 A 2d 1271 (1982). The County Council has seen it necessary to legislate the permitted uses in particular zones within the County, and one of the permitted uses in the particular zone cited herein is the right to park a recreational vehicle, subject to certain conditions as set forth in Section 415A.1. In interpreting the zoning ordinance provisions, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Lake Adventure, Inc. v. Zoning Hearing Bd of Dingman Township, Pa Cmwlth, 440 A 2d 1284 (1982). When the language of a zoning ordinance is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Bevilacqua, R.I., 432 A 2d 661 (1981).

Therefore, the Zoning Commissioner is bound to enforce Section 415A.1, which is clear and certain as to its meaning and intent. The zoning regulations, however, permit a variance, pursuant to certain conditions as delineated in Section 307, to the requirements of Section 415A.1. To permit the variance to the "area" requirements of 415A.1, the variance must be judged under the "practical difficulties" or "unreasonable hardship" test, i.e., by looking to such factors as the nature of the zone in which the property lies, the character of the immediate vicinity and the uses contained therein, whether, if the restriction upon the Petitioner's property was removed, such removal would seriously affect such neighboring property and uses, whether, if the restriction is not removed, the restriction would create a practical difficulty or unreasonable hardship for the owner in relation to his efforts to make normal improvements in the character of that use of the property



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3053

ARNOLD JABLON
ZONING COMMISSIONER

August 19, 1983

Ms. Ann Howell
201 Shetland Hills Drive
Lutherville, Maryland 21093

IN RE: PETITION ZONING VARIANCE
S/S of Shetland Hills Drive, 1,309'
E of Charmuth Road - 8th Election
District
Ann Howell, Petitioner
Case No. 84-48-A

Dear Ms. Howell:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

Mr. Paul F. Spigelmeier
107 Martingale Road
Lutherville, Maryland 21093

Mr. Thomas W. Ogilvie
117 Shetland Hills Drive
Lutherville, Maryland 21093

Ms. Ruth M. Klausenberg
111 Martingale Road
Lutherville, Maryland 21093

Mr. & Mrs. Richard Anderson
1537 Charmuth Road
Lutherville, Maryland 21093

Mr. Eric T. King, Jr.
112 Croftley Road
Lutherville, Maryland 21093

Mr. William A. Jenkin
1508 Cranwell Road
Lutherville, Maryland 21093

Mr. John Balda
8111 Loch Raven Boulevard
Towson, Maryland 21204

Protestants

* Paul F. Spigelmeier, 107 Martingale Rd., Lutherville, Md. 21093
* Thomas W. Ogilvie, 117 Shetland Hills Dr., Lutherville, Md. 21093
Thomas P. Raymond
Elin M. Maschi
Patricia H. Hession
Lynn Hession
Allen W. Hall
Catalis S. Barwick
Paula M. Barwick
Margaret D. Barwick
* Ruth M. Klausenberg, 111 Martingale Road, Lutherville, Md. 21093
Edward J. Klausenberg
* Mrs. Richard Anderson, 1537 Charmuth Rd., Lutherville, Md. 21093
* Alfred G. Ogilvie
* Steven H. Hession
* Vincent H. Hession
* John E. Hession
* Robert H. Hession
* John C. Hession
* Nancy Corbelen
* Marion Bankart
* William T. Smyth
* Kenneth Hession
* Michael F. Smyth
* Eric T. King, Jr., 112 Croftley Road, Lutherville, Md. 21093
* Betty Corbelen

PROTESTANT'S
EXHIBIT 3

OVER

William D. Jordan 1503 Chantwell Rd 21093
John L. Balda 3111 Loch Raven Blvd. Towson 21204
(observing for Boy Scout Merit badge)

Shetland Hills Association, Inc.

P.O. BOX 113
LUTHERVILLE, MARYLAND 21093

AUGUST 5, 1983

DEAR HUSBAND:

THIS LETTER IS BEING SENT OUT TO INFORM ALL RESIDENTS ABOUT A ZONING VARIANCE THAT HAS BEEN REQUESTED BY ONE OF OUR NEIGHBORS, MRS. HOWELL OF 201 SHETLAND HILLS DRIVE IS REQUESTING THE FOLLOWING VARIANCE FOR HER PROPERTY.

BALTIMORE COUNTY ZONING COMMISSION CASE NO. 84-48-A
HEARING DATE: AUGUST 17, 1983 TIME: 10:30 A.M.
PLACE: ROOM 106 - 111 W. CHESAPEAKE AVENUE - TOWSON, MARYLAND

"TO ALLOW A RECREATIONAL VEHICLE (MOTOR HOME) TO BE STORED IN THE FRONT YARD INSTEAD OF THE REQUIRED SIDE YARD 8 FOOT TO THE REAR OF A LATERAL PROJECTION OF THE FRONT LINE OF DWELLING OR REAR YARD"

AS A HUSBAND, IF YOU ARE IN FAVOR OF OR AGAINST THE GRANTING OF THIS VARIANCE, YOU MUST BE PRESENT AT THE HEARING TO REGISTER YOUR PROTEST OR SUPPORT.

THE ASSOCIATION WILL BE REPRESENTED AT THE HEARING, BUT IT CANNOT VOICE ITS POSITION UNTIL EACH HUSBAND HAS RESPONDED WITH THEIR OPINION. PLEASE CALL MRS. PAT CONNERMAN (828-1570) OR PAUL SPIEGELMIRE (825-0166) TO REGISTER YOUR OPINION.

SINCERELY YOURS,

PAUL F. SPIEGELMIRE
PRESIDENT

PROTESTANT'S
EXHIBIT 2



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABON
ZONING COMMISSIONER

August 8, 1983

Ms. Ann Howell
201 Shetland Hills Drive
Lutherville, Maryland 21093

Re: Petition for Variance
S/S Shetland Hills Dr., 1,309' E of
Charmuth Road
Case No. 84-48-A

Dear Ms. Howell:

This is to advise you that \$50.65 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119474

DATE: 8/17/83 ACCOUNT: R-01-615-000

AMOUNT: \$50.65

RECEIVED FROM: Ann Howell

FOR: Advertising & Posting Case #84-48-A

6 052*****506510 8165A

VALIDATION OR SIGNATURE OF CASHIER

Response to letter of August 5, 1983

Name Address Yrs. AB

- 1 Ogilvie 117 Shetland Hills Drive
- 2 McLaughlin 116 Shetland Hills Drive
- 3 Herman 115 Shetland Hills Drive
- 4 Cook 103 Shetland Hills Drive
- 5 Hagman 106 Shetland Hills Drive
- 6 Masachi 112 Shetland Hills Drive
- 7 Rindone 107 Shetland Hills Drive
- 8 Loos 105 Shetland Hills Drive
- 9 Keel 100 Shetland Hills Drive
- 10 Keel 102 Shetland Hills Drive
- 11 Cusko 109 Shetland Hills Drive
- 12 Raimondi 1500 Charmuth Rd
- 13 Sledzick 1507 Charmuth Rd
- 14 Rains 1504 Charmuth Rd
- 15 Lowry 1512 Charmuth Rd
- 16 Jenkins 1508 Charmuth Rd
- 17 Crocker 1502 Charmuth Rd
- 18 Carothers 1510 Charmuth Rd
- 19 Spigelmire 107 Martingale Rd
- 20 Jones 109 Martingale Rd
- 21 Symonds 110 Martingale Rd
- 22 Sommerman 115 Martingale Rd
- 23 Klamberg 111 Martingale Rd
- 24 Delcher 103 Martingale Rd
- 25 Wilcox 105 Martingale Rd
- 26 Down 106 Martingale Rd
- 27 Clark 107 Martingale Rd
- 28 Lynch 104 Martingale Rd
- 29 Sander 114 Martingale Rd
- 30 Smyth 113 Martingale Rd
- 31 Benson 116 Capt. Rd
- 32 Hendry 106 Capt. Rd
- 33 King 112 Capt. Rd
- 34 Cleffman 104 Capt. Rd
- 35 Martin 121 Capt. Rd
- 36 Frank 109 Capt. Rd
- 37 Campbell 107 Capt. Rd
- 38 Thompson 123 Capt. Rd

- 39 Benson 116 Martingale Rd
- 40 Roney 125 Martingale Rd
- 41 Macisak 123 Martingale Rd
- 42 Snyder 112 Martingale Rd
- 43 Hardin 110 Martingale Rd
- 44 Tamberlin 115 Martingale Rd
- 45 Barwick 1521 Charmuth Rd
- 46 Antomasso 1519 Charmuth Rd
- 47 Schupp 1531 Charmuth Rd
- 48 Bazzoffi 1517 Charmuth Rd
- 49 Alby 1512 Charmuth Rd
- 50 Stettin 1529 Charmuth Rd
- 51 Carleton 1508 Charmuth Rd
- 52 Stigler 1501 Charmuth Rd
- 53 Brennon 1510 Charmuth Rd
- 54 Anderson 1537 Charmuth Rd
- 55 Longley 1528 Charmuth Rd
- 56 Carney 204 E Seminary Ave
- 57 Edlin 106 E Seminary Ave
- 58 Conners 111 Capt. Rd
- 59 Waller 107 Shetland Hills

July 19, 1983

Ms. Ann Howell
201 Shetland Hills Drive
Lutherville, Maryland 21093

NOTICE OF HEARING

Re: Petition for Variance
S/S Shetland Hills Dr., 1,309' E
of Charmuth Rd.
Case No. 84-48-A

TIME: 10:30 A.M.

DATE: Wednesday, August 17, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 28, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 17th day of August, 1983, the first publication appearing on the 28th day of July, 1983.

THE JEFFERSONIAN,
L. L. Smith
Manager

Cost of Advertisement, \$ 17.25

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/2 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 27th day of July 1983.

THE TOWSON TIMES
Maurice Angelle
Cost of Advertisement, \$ 26.40

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 7/28/83
Posted for: Petition for Variance
Petitioner: Ann Howell
Location of property: S/S Shetland Hills Dr., 1,309' E of Charmuth Rd.
Location of Sign: front of property (43rd Shetland Hills Dr.)
Remarks: Ann L. Howell
Posted by: Arlene January
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117389

DATE: 7/28/83 ACCOUNT: R-01-615-000

AMOUNT: \$75.00

RECEIVED FROM: Ann Howell (Ith 262)

FOR: Zoning Office

6 052*****352016 80387

VALIDATION OR SIGNATURE OF CASHIER

VICINITY MAP

YORK RD.
CHARMUTH RD.
CRANWELL RD.
SHEPHERD HILLS DR.
SEMINARY AVE.

SUBJECT PROPERTY

50' r/w
30' paved width
DRIVE

145.00'
160.00'
150.00'

185.16'

BRIDGE

DRAIN RESERVE.
(BALTO. CO.)

32' x 8' motorhome

EXISTING DWELLING

EXISTING DWELLING

LOT 11

LOT 12

10' EASEMENT UTILITY

140.00'

FOR ZONING VARIANCE FOR MOTORHOME
OWNER - ANN HOWELL
DISTRICT 8 ZONED R.
DIVISION - SHETLAND HILLS
NO 12 BLOCK F BOOK G.L.B.
NO 23 FOLIO 7
EXISTING UTILITIES
SCALE 1" = 50'

SCALE 1" = 50'

PETITIONER'S EXHIBIT /

Tier 4262